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HYDERABAD, WEDNESDAY, JULY 2, 2008.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(I₁)

DECLARATION OF THE ROAD NO. 14 OF BANJARA HILLS AS COMMERCIAL ROAD – DRAFT NOTIFICATION.

[Memo. No. 22508/I₁/2006, Municipal Administration and Urban Development (II), 30th June, 2008.]

Whereas, the Government in G.O.Ms.No. 508, MA & UD (I₁) Department, dated 15-11-2002 read with G.O.Ms.No. 766, MA & UD (I₁) Department, dated 18-10-2007, have declared certain major roads in Municipal Corporation of Hyderabad, area as Commercial roads and delegated powers to Commissioner, Municipal Corporation of Hyderabad/Greater Hyderabad Municipal Corporation for according Commercial/Institutional Building Permissions along the said roads in order to have clear and transparent policy keeping in view the road widening and civic development programmes taken up by Municipal Corporation of Hyderabad/Greater Hyderabad Municipal Corporation. Through these orders, Commissioner, Municipal Corporation of Hyderabad/Greater Hyderabad Municipal Corporation is authorized to grant building permissions for proposed constructions for Residential/Commercial/Institutional use except Industrial use at the options of the owners of the sites abutting these roads irrespective of usage envisaged in the Master Plan/Zonal Development Plan, subject to certain conditions referred in the said G.O's.

2. And whereas, Justice V. Eswaraiah & others, in their representations dated 24-11-2006 have stated that they have purchased land in Pr.No. 8-2-309/3/B/1 and 8-2-3-9/B/2 at Road No. 14, Banjara Hills to an extent of 788.72 Sq.Mtrs. They have also stated that previously they have obtained permission from Municipal Corporation of Hyderabad for construction of Residential Building at the above site but on seeing the developments on Road No. 14, they wanted to construct a commercial building in the above site since, all types of commercial activities have come up on the above road such as Hyundai Showroom, Bhagyanagar Studio, Hospitals Hotels, Schools and all types of retail shops. They have further stated that they are ready to surrender the land affected under 80 feet wide proposed Master Plan Road from their site free of cost without claiming any compensation towards the structures and land subject to considering necessary relaxations under FSI minimum setbacks under road widening scheme as

per G.O.Ms.No. 483, MA, dated 24-08-1998. Hence, they have requested to change the land use of their land from residential to commercial use.

3. And whereas, the Vice-Chairman, Hyderabad Urban Development Authority, in his letter No. 14366/PD.I/Plg/HUDA/2006 A & B, dated 17-01-2007, has reported that the site under reference is abutting to Road No. 14, Banjara Hills and the existing road width of the above road is 47.50 feet which was proposed in ZDP-VI of MCH area as 66 feet wide. He has also stated that the existing land use of the area is mixed land use with School, Shops, Studio, Religious, Hospital etc. He has further stated that in Municipal Corporation of Hyderabad area, after declaration of certain roads as commercial roads, Government is not considering any individual case for change of land use to commercial use or partly commercial use. Hence, he has requested the Government to take a suitable decision in the matter.

4. And whereas, Government, after careful consideration of the matter, have decided to declare the road No. 14 of Banjara Hills as category-C Commercial road in terms of G.O.Ms.No. 766, MA & UD (I,) Department, dated 18-10-2007 and authorize the Commissioner, Greater Hyderabad Municipal Corporation to grant building permissions on the plots abutting the above road for ITES Complexes/Office Complexes/Institutional Buildings only at the option of the owners of plots irrespective of usages envisaged in the Master Plan/Zonal Development Plan subject to condition that all the conditions stipulated in G.O.Ms.No. 508, M.A. & U.D. (I,) Department, dated 15-11-2002 and G.O.Ms.No. 766, M.A. & U.D. (I1) Department, dated 18-10-2007 shall be followed and the Impact Fees as applicable on the date of issue of Building Permission, shall be paid by the applicants.

5. Now, therefore, notice is hereby given that the above draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of the said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

S. P. SINGH,
Principal Secretary to Government.

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